

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.C.1 to permit side yard setbacks of 4 feet and 9.6 feet in lieu of the required 10 feet for each.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The 1st floor living space in the house is very small. We wish to add additional space to basement for a workshop and storeroom so that the existing unfinished basement can be completed for family use and entertaining. The floor plan we have gains as much useable space as possible without using up rear yard area as we plan to install a swimming pool and associated outbuildings after the addition is complete.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day

of 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of December, 1986, at 9:30 o'clock A.M.

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 20, 1986

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 20, 1986

THE JEFFERSONIAN,

Publisher

2750

PETITION FOR ZONING VARIANCE

14th Election District
Case No. 87-230-A

LOCATION: East Side of Linhigh Avenue, 250 feet Northeast of Henry Avenue (205 Linhigh Avenue)

DATE AND TIME: Tuesday, December 9, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing

Petition for Zoning Variance to permit side yard setbacks of 4 feet and 9.6 feet in lieu of the required 10 feet

Being the property of Andrew L. Simpkins, et ux, as shown on plat filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of

ARNOLD JABLON

Zoning Commissioner of Baltimore County

12/19 Nov. 20

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S of Linhigh Avenue, * DEPUTY ZONING COMMISSIONER
250' NE of Henry Avenue * OF BALTIMORE COUNTY
(205 Linhigh Avenue) *
14th Election District *
Andrew L. Simpkins, et ux * Case No. 87-230-A
Petitioners *

The Petitioners herein request a zoning variance to permit side yard setbacks of 4 feet and 9.6 feet in lieu of the required 10 feet for each side.

Testimony by the Petitioners indicates that the existing home was built in 1949 by Mrs. Simpkins' grandfather for her parents. The Petitioners have upgraded the property, including expanding the floor space of the second level. Additional habitable space is needed for a family room, bath, shop, and storage. In addition, the present side porch and basement stairway are in poor condition and must be replaced. They propose to convert the existing basement to a family room, to excavate the basement further to the rear for a shop and bathroom, and to the south side for storage, all as shown on Sheet 2 of Petitioner's Exhibit 1. Although 10 feet of storage area is preferable, 8 feet would be acceptable for use. The roof of the new basement sections will be a deck on which the only superstructure will be a glassed area, in lieu of storm doors, leading into the dining room. That glassed area will not exceed 10 feet x 13 feet. The deck will be a maximum of 5 feet above ground level along the south side. The proposed arrangement will allow space in the rear yard to replace the swimming pool which existed previously, and add a vegetable garden. The side portion of the addition would extend all the way to the front of the house, contrary to the drawings marked Sheets 3 and 4 of Petitioner's Exhibit 1. The exposed wall will be stuccoed. The adjacent 50 feet of property to the south is, and has always been, vacant.

The owner of the adjacent property to the south spoke in protest. In her opinion, the proposed construction will decrease the value of her vacant 50-foot lot. She resides on the south side of that lot. In addition, she anticipates that the appearance will be unsightly. The neighbor to the north participated in the hearing, but raised no objections.

After due consideration of the testimony and evidence presented, and considering the internal arrangement of the existing home and its basement, in the opinion of the Deputy Zoning Commissioner, the Petitioners would have practical difficulty and unreasonable hardship if the variance requested were denied. The residence is a family home, of sentimental importance to three or four generations, in need of additional habitable space, and granting permission to accommodate that need in the instant case is definitely within the spirit and intent of the Baltimore County Zoning Regulations (BCZR). The variance requested will not have any adverse impact on the health, safety and general welfare of the community and will have little or no effect on the adjacent property owner, since under the BCZR, the 50-foot lot the protestant owns does not have sufficient width to be a buildable lot and would require a variance as well. For the reasons stated above, the variance requested should therefore be granted, in part.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of December 1986, that the herein request for a zoning variance to permit side yard setbacks of 6 feet and 9.6 feet, in accordance with Petitioner's Exhibit 1, Sheet 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The additional basement area on the south side of the existing dwelling shall not exceed 8 feet in width.
- 2) There shall be no construction above that portion of the basement that encroaches on the southern 10-foot side yard setback other than the roof/deck and railings.
- 3) The exterior basement walls shall be stuccoed.
- 4) Screening shall be maintained to the deck level on the southern side opposite all portions of the deck. If the option to plant evergreens is selected, then all plantings chosen shall have a growth rate so that they reach deck level within a minimum of four years.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 15, 1986

Mr. & Mrs. Andrew L. Simpkins
205 Linhigh Avenue
Baltimore, Maryland 21236

RE: Petition for Zoning Variance
E/S of Linhigh Avenue
250' NE of Henry Avenue
14th Election District
Case No. 87-230-A

Dear Mr. & Mrs. Simpkins:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Zoning Variance has been granted, subject to the restrictions as noted in the attached Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbj

Enclosures

cc: Charles Partridge, Esquire
1 N. Charles Street, Baltimore, Md. 21201

Ms. Rita Staab
201 Linhigh Avenue, Baltimore, Md. 21236

People's Counsel

ZONING DESCRIPTION

Owners: Andrew L. & Carol A. Simpkins
Property: 205 Linhigh Ave

Beginning on the east side of Linhigh Ave, 40 feet wide, at the distance of 250 feet northeast of the edge of Henry Avenue. Being two lots of ground in Baltimore County, Maryland, numbered 471 and 472 on plat of Linhigh duly recorded in the office of the Clerk of the Circuit Court for Baltimore County in Plat Book W.P.C. No. 7, Folio 81. Also known as 205 Linhigh Avenue, Baltimore, Md. 21236

PETITION FOR ZONING VARIANCE
14th Election District
Case No. 87-230-A

LOCATION: East Side of Linhigh Avenue, 250 feet Northeast of Henry Avenue (205 Linhigh Avenue)

DATE AND TIME: Tuesday, December 9, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit side yard setbacks of 4 feet and 9.6 feet in lieu of the required 10 feet

Being the property of Andrew L. Simpkins, et ux, as shown on p. at plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Linhigh Ave., 250' NE of :
Henry Ave. (205 Linhigh Ave.) : OF BALTIMORE COUNTY
14th District :
ANDREW L. SIMPKINS, et ux, : Case No. 87-230-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Andrew L. Simpkins, 205 Linhigh Ave., Baltimore, MD 21236, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING
Date By

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date By



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 3, 1986

Mr. Andrew L. Simpkins
Mrs. Carol A. Simpkins
205 Linhigh Avenue
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE
E/S of Linhigh Ave., 250' NE of Henry Ave.
(205 Linhigh Ave.)
14th Election District
Andrew L. Simpkins, et ux - Petitioners
Case No. 87-230-A

Dear Mr. and Mrs. Simpkins:

This is to advise you that \$66.15 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025742

DATE 12/9/86 ACCOUNT 7-11-615-000
SIGN & POST
RETURNED
Mr. Andrew L. Simpkins, 205 Linhigh Ave.,
Balto., Md. 21236
RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE #87-230-A
FOR \$ 8039*****64513 0084f
VALIDATION OR SIGNATURE OF CASHIER

Mr. Andrew L. Simpkins
Mrs. Carol A. Simpkins
205 Linhigh Avenue
Baltimore, Maryland 21236

October 31, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S of Linhigh Ave., 250' NE of Henry Ave.
(205 Linhigh Ave.)
14th Election District
Andrew L. Simpkins, et ux - Petitioners
Case No. 87-230-A

TIME: 9:30 a.m.

DATE: Tuesday, December 9, 1986

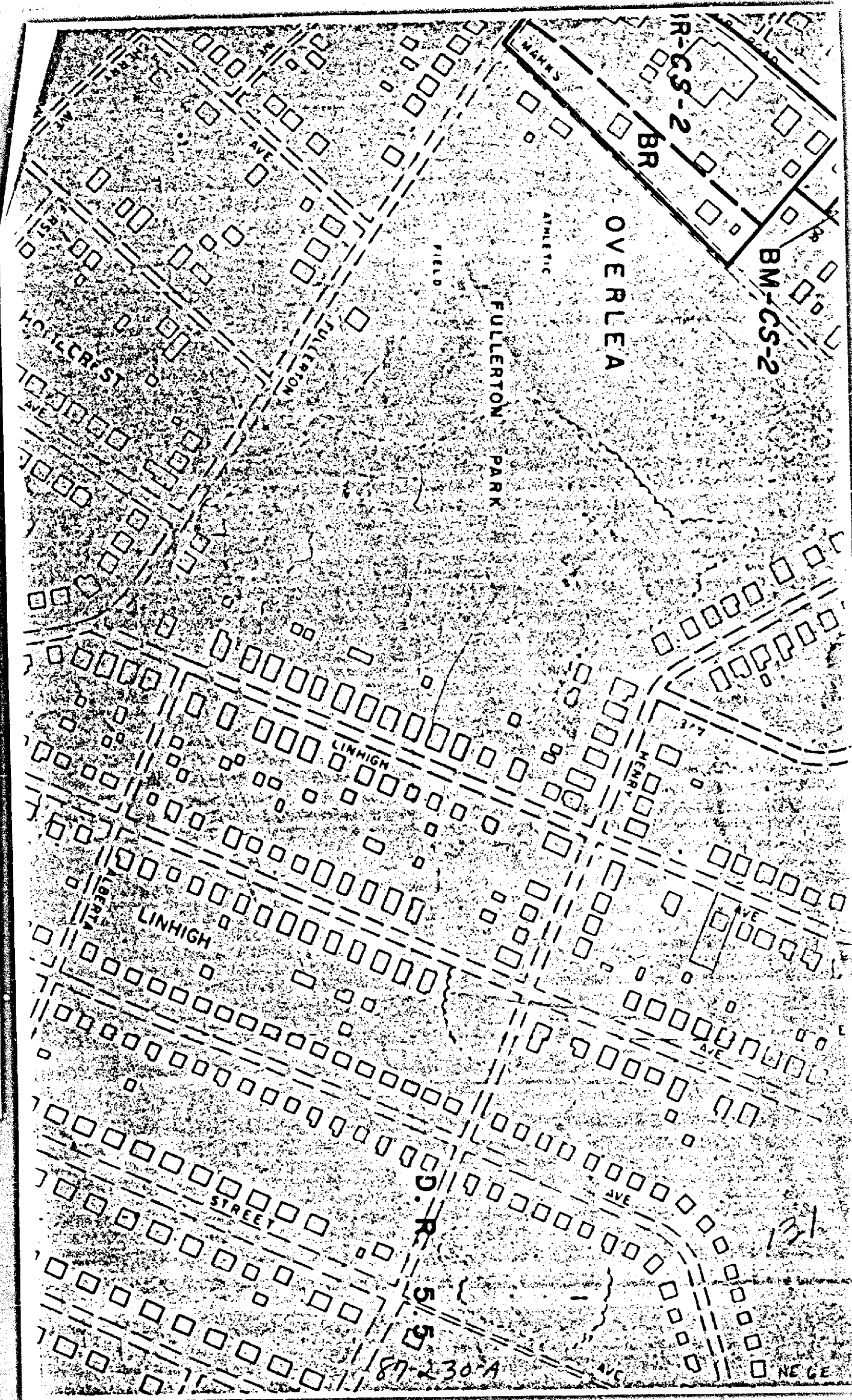
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025998

DATE 9/25/86 ACCOUNT 01-615
SIGN & POST
RETURNED
Mr. Andrew L. Simpkins, 205 Linhigh Ave.,
Balto., Md. 21236
RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE #87-230-A
FOR \$ 8039*****64513 0084f
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
SUBJECT: Zoning Petition Nos. 87-224-A, 87-225-A, 87-230-A, 87-231-A, 87-235-A, 87-236-A, 87-237-A, 87-241-A, 87-243-A and 87-245-Sph
Date: November 24, 1986

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sib

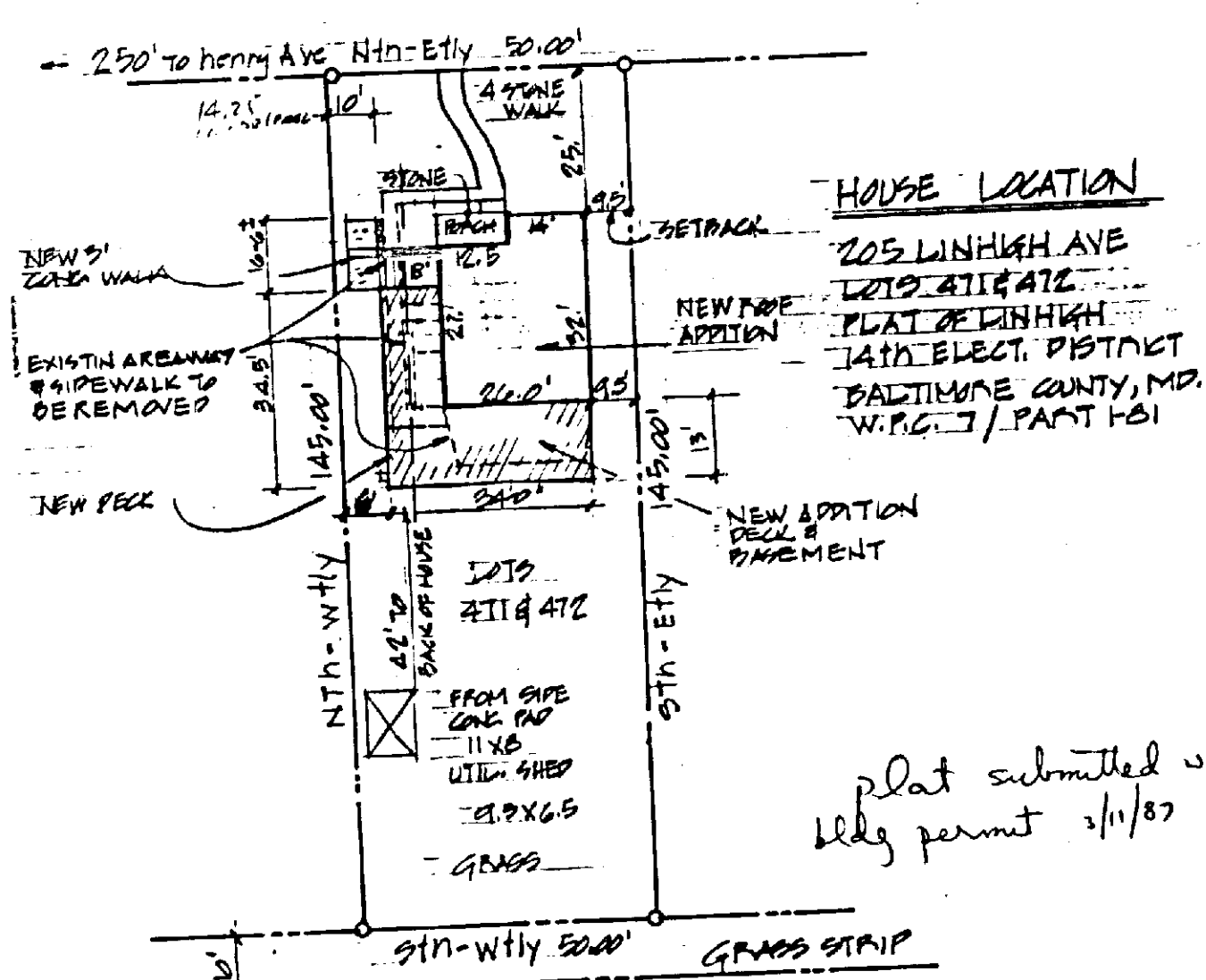
CPS-008

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-230-A

District 14th Date of Posting 11/11/86
Posted for Variance
Petitioner Andrew L. Simpkins, et ux
Location of property E/S of Linhigh Ave., 250' NE of Henry Ave.
205 Linhigh Ave.
Location of Signs Signs on Linhigh Ave., 250' NE of Henry Ave.
Remarks
Posted by [Signature] Date of return 11/11/86
Number of Signs 1

LINHIGH (40' R/W) AVENUE



plot submitted w/
ldg permit 11/1/87

FLAT PLAN
SCALE: 1"=20'

NOTE:
ALL INFORMATION WAS
TAKEN FROM SURVEY PLAT
BY MARYLAND SURVEYING
& ENGINEERING CO., INC.
MAY 21, 1986

ADDITION FOR:
MR & MRS ANDREW SIMPKINS
205 LINHIGH AVE.
BALTO. COUNTY, MD 21206

DATE: 2/17/87
SCALE: 1"=20'
DRAWN: ELOV
REV.

21

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 2, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Andrew L. Simpkins
205 Linhigh Avenue
Baltimore, Maryland 21236

RE: Item No. 131 - Case No. 87-230-A
Petitioner: Andrew L. Simpkins, et ux
Petition for Zoning Variance

Dear Mr. Simpkins:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

Petition for
Zoning Variance

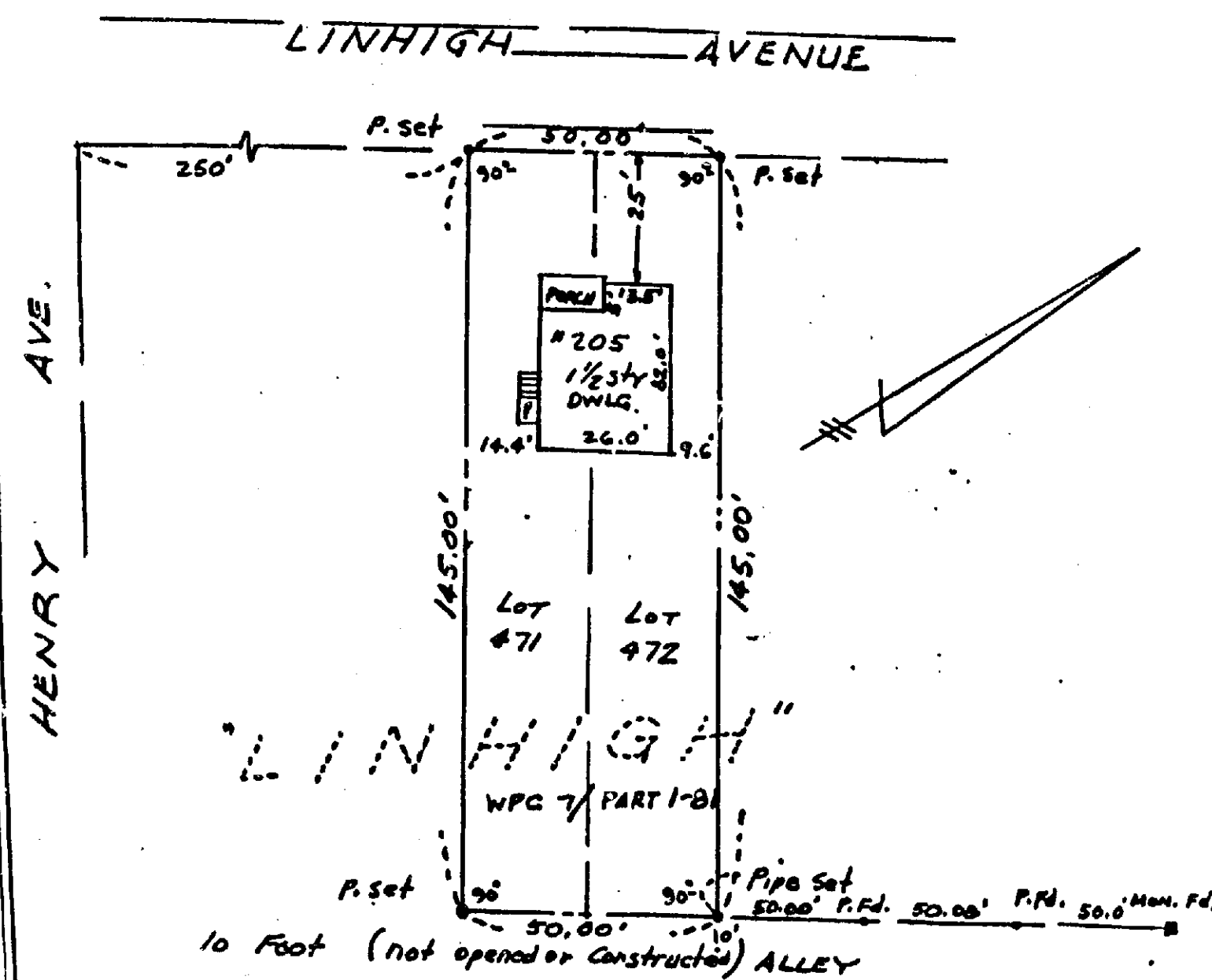
14th Election District
Case No. 87-230-A
LOCATION: East Side of Linhigh Avenue, 250 feet Northeast of Henry Avenue (205 Linhigh Avenue).
DATE & TIME: Tuesday, December 9, 1986 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the Petition for Variance to permit side yard setbacks of 4 feet and 6.6 feet in lieu of the required 10 feet.
Being the property of Andrew L. Simpkins, et ux, as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Nov 20, 1986

This is to Certify, That the annexed
Reg L 97000

was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 20th day of Nov, 1986
James E. Dyer Publisher



HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

BOUNDARY SURVEY
205 LINHIGH AVENUE
14TH ELECTION DISTRICT
BALTO. CO., MD.
SCALE: 1" = 30'
MARCH 12, 1986

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

October 24, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 127, 128, 129, 130, (131) and 135.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 3, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 131 Zoning Advisory Committee Meeting are as follows:

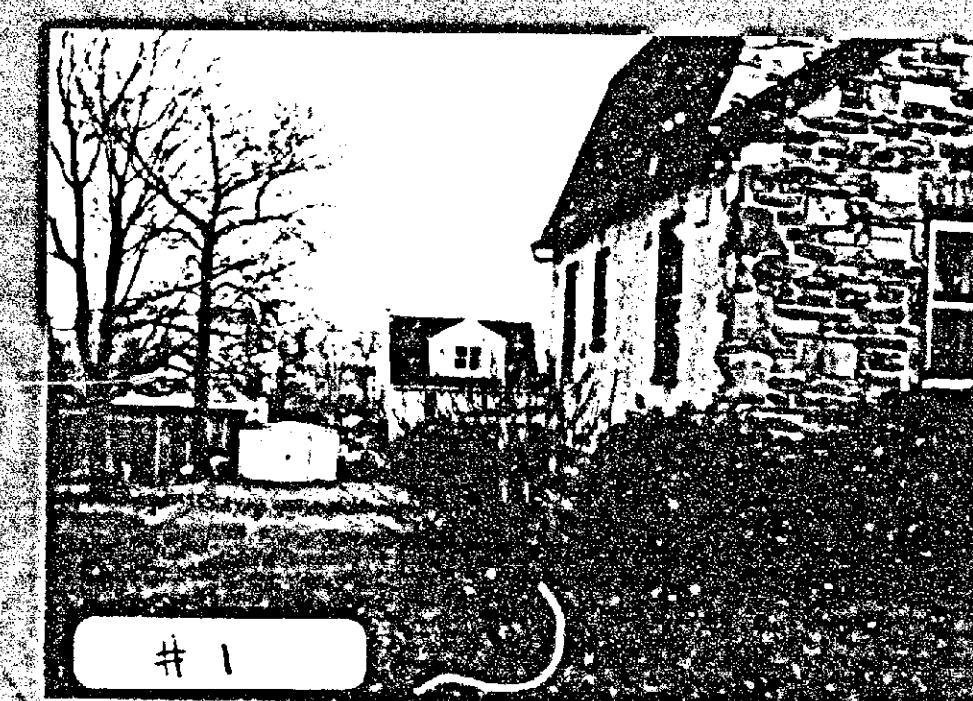
Property Owner: Andrew L. Simpkins, et ux
Location: E/S Linhigh Avenue, 250 feet NE of Henry Avenue
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-7-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments: Center property line shall be removed from plat/site plan. Code requires fire walls at property lines.
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles P. Schuman
C. P. Schuman, Chief
Building Plans Review

11/27/86



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

NOVEMBER 6, 1986

Re: Zoning Advisory Meeting of OCTOBER 7, 1986
Item # 131
Property Owner: ANDREW L. SIMPKINS, et al
Location: E/S LINHIGH AVE. 250' NE OF
HENRY AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is _____.
- () The property is located in a traffic area controlled by a "C" level intersection as defined by 8111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. REINCKE
CHIEF

October 21, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Andrew L. Simpkins, et ux
Location: E/S Linhigh Ave., 250 ft. NE of Henry Avenue
Item No.: 131 Zoning Agenda Meeting of Oct. 7, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

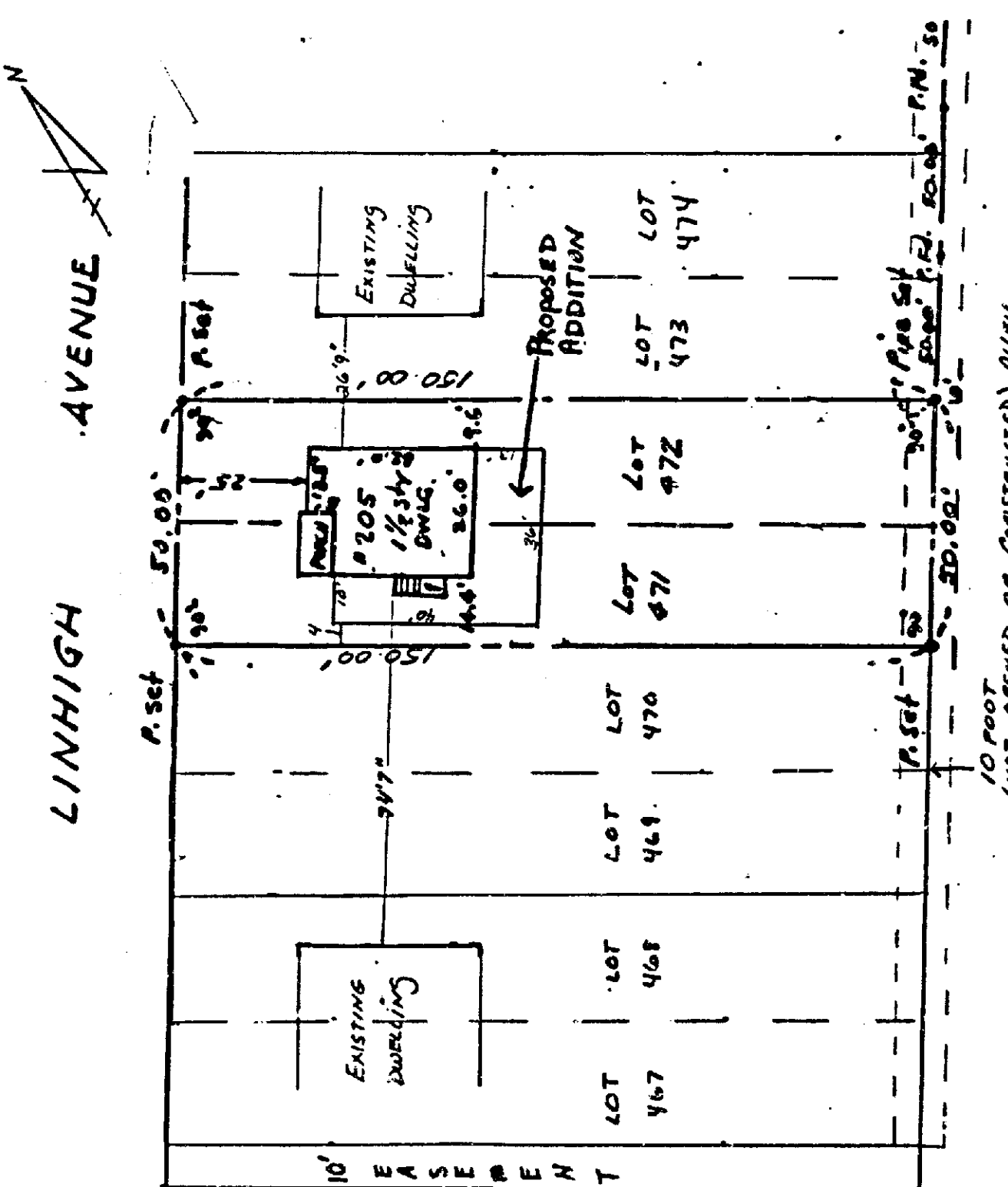
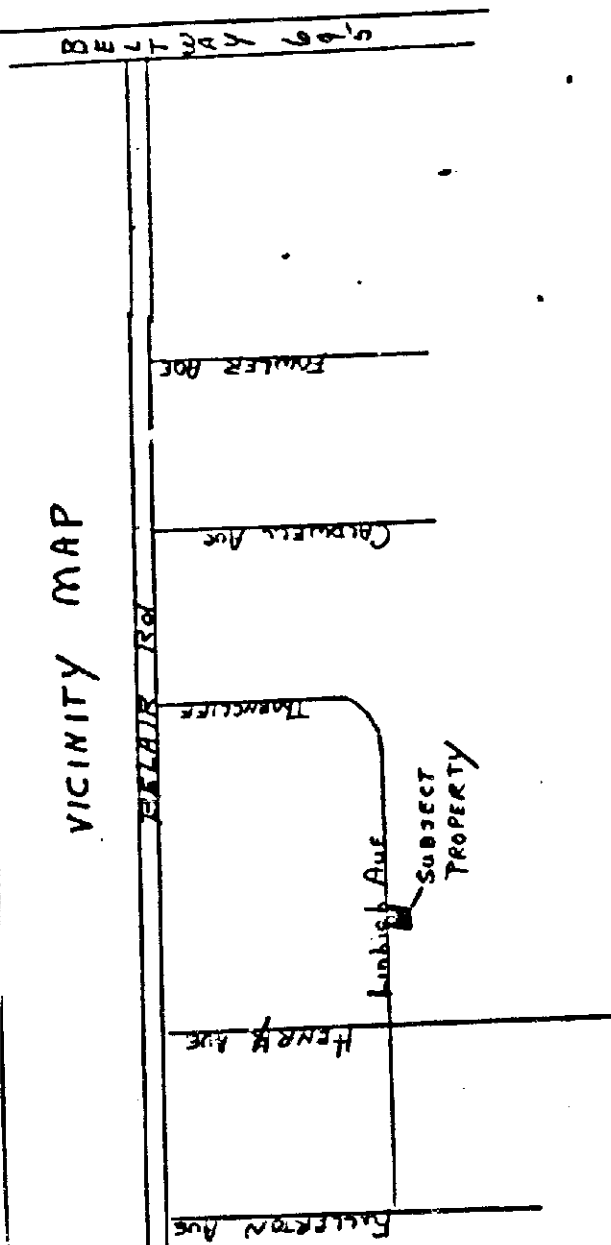
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy & beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

ZONING DESCRIPTION

Owners: Andrew L. & Carol A. Simpkins
Property: 205 Linhigh Ave.
Beginning on the east side of Linhigh Ave, 40 feet wide, at the distance of 250 feet northeast of the edge of Henry Avenue. Being two lots of ground in Baltimore County, Maryland, numbered 471 and 472 on plat of Linhigh duly recorded in the office of the Clerk of the Circuit Court for Baltimore County in Plat Book W.P.C. No. 7, Folio 81. Also known as 205 Linhigh Avenue, Baltimore, Md. 21236



Plat for Zoning Variance
Owner: Andrew L. & Carol A. Simpkins
District: 14 - Zoned D.R. 5.5
Subdivision: Linhigh
Lot 4's: 471 & 472 (Plat Book W.P.C. No. 7, Folio 81)
Existing Utilities in Linhigh Avenue

SCALE - 1" = 50'

